

**Villages At Pebble Brook HOA  
Board of Directors Meeting  
September 25, 2024**

**Location:** Pebble Brook Golf Club Meeting House

**Attendees**

Board members: Liz Tate, Terry Padgett, Allen Benson

Homeowners: Jack & Sharon Oliver, Suzanne Blaydes, Roger & Sue Hartman, Lauren Lowry

The meeting was called to order at 6:00 pm.

**Approval of Minutes from the Annual Meeting on August 21, 2024**

The minutes of the last meeting were handed out at this meeting and reviewed by all attendees.

Minutes were approved.

**Committee and Board of Directors Reports:**

**Architecture Committee**

There is only one application pending approval, that should be completed in the next couple of days. Also, Lauren Lowry will be joining the Architectural Control Committee.

**Amenities Association**

The end-of-season pool party was held on Sunday September 8. It was well-attended considering it was a cool day.

The HOA board has been working with the Amenities Association on vetting pool management companies over the past few weeks. They are close to selecting one, and will likely vote on that during their next meeting on September 30. Terry Padgett will also be serving from VAPB on the Amenities Association next year.

**Boulevard Association**

Nothing new to report from the Boulevard Association. Their next meeting is November 13 at 5:30pm.

**Welcome Committee**

Still working through the many new residents that have moved in in the last few months. Anticipate having delivered welcome bags and/or visited everyone by the end of September.

Sharon Oliver will be joining the Welcome Committee for the upcoming year.

**Financial Report**

Allen presented the budget report through the end of August. We are operating within the budget for 2024. Everything is tracking as planned, with the only real “unexpected” expense being about

\$1200 to clear out several dead trees along Moontown in September. Allen will be putting together a proposed budget for next year.

We are expecting a proposal from Stan Trusty at X-Scape for a landscaping contract. It sounds like the contract for the next two years will be very comparable to the current contract.

### **Other Business**

We will be emailing and posting that nominations are formerly open for the HOA board for next year. We will keep the nominations open until October 6. Again, Liz Tate and Terry Padgett are running for re-election. Allen Benson is not continuing past this year as Secretary/Treasurer.

There was discussion at the meeting about possible ways to handle the secretarial and financial duties for the next year, if no one else decides to run. Suggestions were offered that possible a neighborhood volunteer could handle accounting duties, among other ideas.

When nominations are officially closed, ballots will be printed and distributed by hand throughout the neighborhood.

The meeting was adjourned at 7:00pm.

### **Next Meeting**

The next Board meeting will be the Annual HOA Meeting on **Wednesday October 23, 7pm, at the Pebble Brook Golf Club. This meeting will be in the new meeting room adjacent to the new simulator bays.**

Respectfully Submitted  
Allen Benson  
Secretary/Treasurer